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UNITED STATES DISTRICT COURT
DISTRICT OF OREGON
PORTLAND DIVISION

**WILLIAM X. NIETZCHE, solely as
Trustee for KRME International Trust;
WILLIAM KINNEY, JR.; and JULIE ANN
METCALF KINNEY ,**

Plaintiff,

v.

**FREEDOM HOME MORTGAGE
CORPORATION (FHMC); MORTGAGE
ELECTRONIC REGISTRATION
SYSTEMS (MERS); BENEFICIAL
OREGON INC. (BOI); HSBC HOLDINGS
PLC (HSBC); REGIONAL TRUSTEE
SERVICES CORPORATION (RTSC);
MTGLQ INVESTORS L.P. (MTGLQ);
RUSHMORE LOAN MANAGEMENT
SERVICES LLC (RLMS); U.S. BANK
NATIONAL ASSOCIATION (USBNA);
CLEAR RECON CORPORATION (CRC);
BARRISTERS SUPPORT SERVICES
(BSS); and URBAN HOUSING
DEVELOPMENT (UHD);**

Defendants.

Case No. 3:18-cv-1930-SI

DECLARATION OF ROMAN OZERUGA

I, Roman Ozeruga, make this declaration based on personal knowledge of the facts stated herein and under penalty of perjury.

1. I am the managing member of Urban Housing Development LLC. I have been in the

business of acquiring, developing and selling real property in Oregon since 2005. I have worked in this my capacity as manager of Urban Development and in my family businesses.

2. Urban Housing was the successful bidder at the recent foreclosure sale for 4406 N. Mississippi Ave, Portland Oregon and we have a Trustee's Deed for the property.
3. As part of my business, I follow sales prices and rents in the Portland Metro area. Attached is a spread sheet created in my office showing rental rates for homes near our property on Mississippi Avenue property. Based on this information and my general knowledge, it is my opinion that a reasonable rental rate for the property would be \$2,750 per month.

Dated this 7th day of December, 2018.

Roman Ozeruga

Monthly Re Bd/Bth	Sq Ft	Address	Type of Dwelling	Notes	Approx Price Per Sq F
\$ 1,625.00	2bd/1bth	933 4307 N Kerby Ave	condo		\$1.74
\$ 1,895.00	2bd/1bth	579 4525 N Albina Ave	condo	new building	3.27
\$ 1,650.00	2bd/1bth	614 4326 N Mississippi Ave	condo	new building	2.68
\$ 1,875.00	2bd/1bth	900 5624 NE 24th Ave	house		2.08
\$ 1,450.00	2bd/1bth	725 1541 N Killingsowrth St	house		2
\$ 2,095.00	2bd/2bth	1250 66 NE Going St	house		1.67
\$ 1,600.00	2bd/1bth	800 224 NE Fremont St	house		2
\$ 1,895.00	2bd/1bth	1400 101 NE Graham St Unit B	upper unit of duplex		1.35
\$ 1,450.00	2bd/1bth	1000 4222 N Commercial	triplex unit		1.45
\$ 1,650.00	2bd/1bth	1000 1302 N Prescott	townhouse		1.65
\$ 2,000.00	2bd/1.5bth	800 N Montana Ave at Prescott	house	new building	2.5
				Area Average:	\$2.04

Only Houses

\$ 1,875.00	2bd/1bth	900 5624 NE 24th Ave	house	2.08
\$ 1,450.00	2bd/1bth	725 1541 N Killingsowrth St	house	2
\$ 2,095.00	2bd/2bth	1250 66 NE Going St	house	1.67
\$ 1,600.00	2bd/1bth	800 224 NE Fremont St	house	2
\$ 2,000.00	2bd/1.5bth	800 N Montana Ave at Prescott	house	new building
			Average for Houses:	2.05

\$4,275	2bd/1bth	2087 4406 N Mississippi	house with livable basement
\$2,585	2bd/1bth	1262 4406 N Mississippi	house excluding basement